

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHHP use only)

OAHHP1403

Rev. 9/98

Date _____ Initials _____

- Determined Eligible – National Register
- Determined Not Eligible – National Register
- Determined Eligible – State Register
- Determine Not Eligible – State Register
- Need Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

I. IDENTIFICATION

- 1. Resource number: **5SM.1803**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Measer House**
- 7. Building Address: **405 E. Columbia Avenue**
- 8. Owner Name and Address: **Merle K. Measer
Telluride, CO N/A**

Parcel number(s):

477901106104



THLD RATING:

Contributing to District

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **42N** Range: **9W**
 ¼ of ¼ of ¼ of ¼ of **Section 1**
10. UTM reference (Datum: NAD27)
 Zone: **13** **253353 mE** **4202370 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 1-3, Block 16**
 Addition: **East Telluride Addition** Year of addition: **1898**
13. Boundary description and justification:
This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **L-Shaped Plan**
15. Dimensions in feet: **2419 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Dormer, Fence**
21. General architectural description:
This residence consists of a historic, 1½-story, L-shaped, cross gabled dwelling. The house rests on a poured concrete foundation, faced with sandstone, with a basement level. The exterior walls are clad with painted cream yellow horizontal wood siding, with painted blue 1" by 4" corner boards. The cross-gabled roof is steeply-pitched, with corrugated metal roofing material and painted white boxed eaves. Gabled wall dormers are on the south and west elevations, and a skylight is on the west-facing roof slope. The home's asymmetrical facade faces Columbia Avenue on the south elevation. Two painted white wood-paneled doors, each with an upper sash light, enter the east half of the facade from an L-shaped front porch. The porch is approached by two sandstone steps, and features a wood plank floor, a painted blue open wood railing, multi-colored turned columns, and an L-shaped shed porch roof. A single-hung sash window, with leaded glass Queen Anne lights, penetrates the facade wall west of the front porch. Windows elsewhere are primarily single and paired 1/1 double-hung sash with painted white wood frames and painted blue wood surrounds.
22. Architectural style: **No Defined Style**
 Building type: **Gabled EII**

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23. Landscape or special setting features:

This is the second property east of Alder Street on the north side of Columbia Avenue. The grounds appear well maintained. A planted grass front yard and side yard east of the dwelling are landscaped with mature native plants and trees. A historic low black wrought iron fence extends along the west property line. Pandora Avenue is to the north. Most other houses in Telluride are aligned as the town was platted a few degrees east of north; however, this house is aligned on a true north-south and east-west axis

24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1899** Actual:

Source of information: **Sanborn Insurance maps**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **Unknown**

Source of information: **N/A**

29. Construction history:

Sanborn Insurance maps reveal that the front gabled section of this house was built circa 1899, and that the side-gabled wing was built a few years later, prior to 1904. Located on the Yosemite Placer, the dwelling was among the earliest built in the East Telluride Addition which was platted in 1898. Another dwelling, located directly behind this one, and facing Pandora, is not considered part of this property. The two buildings were connected at one point in time; however, they are now separate residences on separate lots.

30. Original location: Moved: _____ Date of move(s): _____

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**

32. Intermediate use(s): **Domestic / Single Dwelling**

33. Current use(s): **Domestic / Single Dwelling**

34. Site type(s): **Single Family Residence**

35. Historical background:

This house was constructed circa 1899. Biographical information relating to persons associated with the property through the early decades of the twentieth century has not been uncovered. Elwood Keller, of New Orleans, owned this property in the 1980s.

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36. Sources of information:

“San Miguel County Assessor Data Site.” <http://sanmiguel.valuwest.net>

San Miguel County Property Appraisal Record.

Sanborn Insurance maps, August 1886, October 1890, February 1893, December 1899, July 1904, November 1908, October 1922.

Simmons, Laurie and Christine Whitacre. Historic Building Inventory Record, May 1986.

Telluride Historical Museum. www.telluridemuseum.org

Town of Telluride Building Department building permit files.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:

Designating authority:

38. Applicable National Register criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual).

xx Does not meet any of the above National Register criteria.

Telluride Standards for Designation:

7-505.A.1. The structure is representative of a unique historical social activity of an era

7-505.A.2. The structure dominates the neighborhood by virtue of its mass, architecture or location

7-505.A.3. The structure was an historically or architecturally important public building

7-505.A.4. The structure has a unique historical significance beyond a local level

7-505.A.5. The parcel was the site of an important historic event or activity

xx 7-505.A.6. The structure has a "contributing or qualified contributing" rating on the THAS

39. Area(s) of significance: **Architecture**

40. Period of significance: **Circa 1899, 1904**

41. Level of significance: National: State: Local: **xx**

42. Statement of significance:

This dwelling is historically significant for its association with Telluride's residential development, dating from the time of its construction circa 1899. The house is also architecturally significant for its representative L-shaped cross gabled plan, and for its Late Victorian era details. This property rates as a "contributing" resource within the Telluride National Historic Landmark District.

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43. Assessment of historic physical integrity related to significance:

This property displays a reasonably high standard of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. Additions and alterations to the rear of the historic dwelling diminish its physical integrity to some extent. A sense of time and place relative to how the historic L-shaped dwelling appeared during the early decades of the twentieth century remains reasonably intact, however.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible / Contributing to District**
 Local landmark eligibility field assessment: **Eligible / Contributing to District**
45. Is there National Register district potential? Yes No
- Discuss: **This property is located within the Telluride National Historic Landmark District.**
- If there is National Register district potential, is this building: Contributing Noncontributing N/A:
46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

VIII. RECORDING INFORMATION

- | | | | |
|---------------------------|---|---------------|---|
| 47. Photograph number(s): | CD #7, Images 357-359 | CDs filed at: | Town of Telluride |
| 48. Report title: | Town of Telluride Re-Survey of Historic Structures | | Planning and Building
Department |
| 49. Date(s): | August 10, 2011; Revised April 11, 2013 | | 113 West Columbia Avenue |
| 50. Recorder(s): | Carl McWilliams
Timothy Wilder | | Telluride, CO 81435 |
| 51. Organization: | Cultural Resource Historians | | |
| 52. Address: | Dogwood Court
Fort Collins, CO 80525 | | |
| 53. Phone number(s): | (970) 493-5270 | | |

Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map

